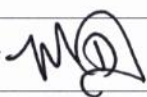






Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager 

FROM:  George Homewood, AICP, Director of City Planning 

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 525 W. 26th Street

DATE: May 6, 2016

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	525 W. 26 th Street	Neighborhood:	Park Place
Zoning:	R-11	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	30 Ft. x 105 Ft.
House Size: (Width x Depth)	20 Ft. x 43 Ft.	Square Footage:	1,690 Sq. Ft.

An existing curb cut will be removed to restore an on-street parking space. Due to the narrowness of the lot and the average front set-back it is impossible to provide an off-street parking space.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Office of Housing
Department of Planning and Community Development
Development Certification for Non-Standard Lots

Applicant Information

Applicant Name:	Anton Williams	Date of Application:	January 19, 2016
Mailing Address:	6056 Foresttown Drive		
City, State, Zip Code:	Norfolk, VA 23502		
Phone Number:	757.675.6471	E-Mail:	

Property Information

Location:	525 W. 26th Street	Neighborhood:	Park Place
Zoning:	R-11	Standard Lot Size:	50 Feet x 100 Feet
House Type:	2 Story Single Family	Proposed Lot Size:	30 Feet X 105 Feet
Proposed House Size:	20 Feet x 43 Feet	Square Footage:	1690 SF

The proposed building plans and elevations for development of the site at 525 W. 26th Street and located in the Park Place neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

A handwritten signature in black ink, appearing to read "G. Homewood", written over a horizontal line.

George Homewood, AICP, Director
City Planning

April 29, 2016
Date

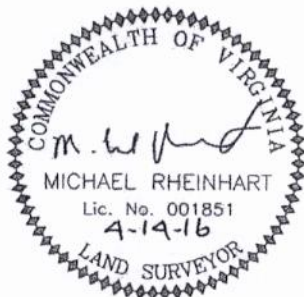
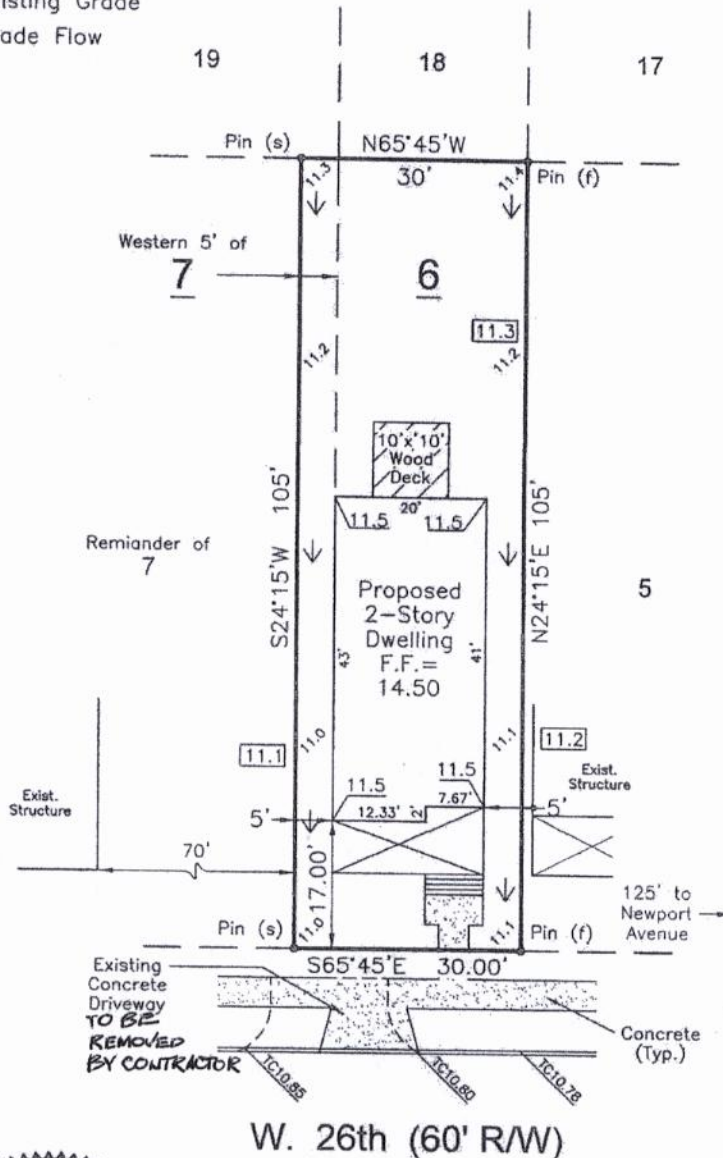
BC: City Manager's Office
City Planning Director
Program Manager
Building Official

GENERAL NOTES:

1. ELEVATIONS AS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE CITY OF NORFOLK NAVD88 (92).
2. DIMENSIONS SHOWN HEREON ARE TO FRAMING LINE UNLESS OTHERWISE NOTED.
3. THE LOWEST FINISHED FLOOR ELEVATION IS A MINIMUM (1) FOOT ABOVE THE BASE FLOOD ELEVATION FOR THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. MAP FOR THE CITY OF NORFOLK, VIRGINIA REVISED SEPTEMBER 2, 2009.
4. THE PRINCIPLE STRUCTURES SHOWN HEREON APPEAR TO FALL WITHIN ZONE X, AS SHOWN ON THE AFORESAID MAPS.
5. THERE ARE APPROVED CONSTRUCTION/LOT GRADING PLANS FOR THIS SITE.
6. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO THE EXECUTION OF THIS SURVEY.
7. NEWLY PLANTED TREES TO REPLACE EXIST. TREES REMOVED FOR CONSTRUCTION.

Grading Legend

- 14.0 Proposed Grade
- 11.0 Existing Grade
- ↓ Grade Flow



Site Plan
of
Lot 6 & the western 5' of Lot 7,
#525 W. 26th Street
Plat of Old Dominion Place
Norfolk, Virginia
for
Anton D. Williams, Sr.

Michael Rheinhart
5548 Westward Drive
Virginia Beach, Virginia

Rev.: 04-14-16

Rev.: 01-28-16

M.B. 5, Pg. 2 & 3 (Chesapeake)

Date	Project	Scale:	Drawn By	Page:	Drawing Name
12-17-15		1" = 20'	JAH	1 OF 1	W 26th St Lot 6 SP.dwg

525 W 26th Street
Aerial View



525 W 26th Street
View from north



525 W 26th Street
View from south

